

**CITY OF SAN ANTONIO**  
**Zoning Commission Agenda**

Board Room  
First Floor, Development Business Service Center  
1901 S. Alamo

**February 7, 2006**  
**Tuesday, 11:30 A.M.**

**ZONING COMMISSIONERS**

Gilbert Kissling – District 1	James Gray – District Mayor
Jureta Marshall – District 2	Jody Sherrill – District 7
Don Gadberry – District 3	Dr. Morris A. Stribling – District 8
Henry Avila – District 4	James McAden – District 9
Eiginio Rodriguez – District 5	Robert R. Robbins – District 10
Christopher R. Martinez – District 6	
Chairman	

1. **Work Session presentation by zoning staff to discuss APA Conference, zoning case recommendations and other items for consideration on agenda for February 7, 2006, at 11:30 A.M. Tobin Room, 1901 S. Alamo, Development Business Services Center.**
2. Call to Order – Board Room – 1:00 PM.
3. Roll Call.
4. Pledge of Allegiance.
5. Director's Report.
6. Approval of November 1, 2005 Minutes.
7. Election of Officers.
8. **ZONING CASE NUMBER Z2006009 S:** The request of Lucy's Doggie Day Care, Applicant, for SteinReal Corporation, Owner(s), for a change in zoning from "C-3" ERZD General Commercial Edwards Recharge Zone District to "C-3" S ERZD General Commercial Edwards Recharge Zone District with a Specific Use Permit for Outdoor Dog Training on Lot 132, Block 4, NCB 16125, 2250 Thousand Oaks. (Council District 9)

9. **ZONING CASE NUMBER Z2005204:** The request of City of San Antonio, Applicant, for Multiple Owners, Owner(s), for a change in zoning from “R-4” Residential Single-Family District and “R-5” Residential Single-Family District and “MF-33” Multi-Family District to “NP-8” Neighborhood Preservation District and “NP-10” Neighborhood Preservation District, bounded by Harry Wurzbach to the east, Eisenhower Road the south, Broadway to the west and Loop 410 to the North. (Council District 10)
- A. Finding of consistency with Master Plan.  
B. Recommendation on zoning change request.
10. **ZONING CASE NUMBER Z2005285 CD:** The request of Henry Daughtry, Jr., Applicant, for Henry Daughtry, Jr., Owner(s), for a change in zoning from “C-2” Commercial District and “O-2” Office District to “C-2NA” (CD-Outdoor Storage of Boats, Vehicles, RV's) Commercial Nonalcoholic Sales District with a Conditional Use for the Outdoor Storage of Boats, Vehicles, and RV's on 12.886 acres out of NCB 15005, “C-2” Commercial District on 1.595 acres out of NCB 15005, and “C-3” General Commercial District on 5.685 acres out of NCB 15005 on 20.166 acres out of NCB 15005 and Lot 3, NCB 18670, 7500 Block of Grissom Road. (Council District 7)
- A. Finding of consistency with Master Plan.  
B. Recommendation on zoning change request.
11. **ZONING CASE NUMBER Z2005293:** The request of Flores and Company, Applicant, for Mitchell Whiddon, Owner(s), for a change in zoning from “C-3NA” General Commercial Non-Alcoholic Sales District to “IDZ” Infill Development Zone with Uses Permitted in “MF-33” Multi-Family District and “C-1” Commercial District on Lots 1 through 7, Block B, NCB 2559 and Lots A-2, A-3, and A-4, Block 4, NCB 2972, 1200 and 102 South Flores. (Council District 1)
- A. Finding of consistency with Master Plan.  
B. Recommendation on zoning change request.
12. **ZONING CASE NUMBER Z2006013:** The request of Betty Ann Kuykendall, Applicant, for Betty Ann Kuykendall and Nicole Kallenberg, Owner(s), for a change in zoning from “R-4” Residential Single-Family District to “C-1” Light Commercial District on Lot 34, Block 5, NCB 10937, 479 Hot Wells. (Council District 3)
- A. Finding of consistency with Master Plan.  
B. Recommendation on zoning change request.
13. **ZONING CASE NUMBER Z2006019:** The request of Padmasiri Somawardana, Applicant, for Padmasiri and Prabha Somawardana, Owner(s), for a change in zoning from “O-2” Office District to “C-2” Commercial District on Lot 17, Block 2, NCB 17176, 5900 Block of Babcock Road. (Council District 7)
- A. Finding of consistency with Master Plan.  
B. Recommendation on zoning change request.

14. **ZONING CASE NUMBER Z2006022:** The request of Lewis S. Fisher, Applicant, for Lewis S. Fisher, Owner(s), for a change in zoning from “H” “RM-4” Historic Residential Mixed District to “H” “MF-25” “IDZ” Historic Multi-Family Infill Development Zone District with a maximum density of 13 units per acre on Lots 1 and 2, Block 3, NCB 718, 701 Indianola Street. (Council District 1)  
  
A. Finding of consistency with Master Plan.  
B. Recommendation on zoning change request.
15. **ZONING CASE NUMBER Z2006029:** The request of City of San Antonio - Historic Preservation Office, Applicant, for Ray Velasquez c/o Jerry Valdez, Owner(s), for a change in zoning to designate “HS” Historic Significant on Lots 6, Block 5, NCB 3212, 3621 S. Presa. (Council District 3)  
  
A. Finding of consistency with Master Plan.  
B. Recommendation on zoning change request.
16. **ZONING CASE NUMBER Z2006030:** The request of City of San Antonio - Historic Preservation Office, Applicant, for So Flo Plaza, Ltd., Owner(s), for a change in zoning to designate “HS” Historic Significant on the north 100 feet of the east 201 feet of Lot 2, NCB 63, 1331 S. Flores Street. (Council District 1)  
  
A. Finding of consistency with Master Plan.  
B. Recommendation on zoning change request.
17. **ZONING CASE NUMBER Z2006031:** The request of City of San Antonio - Historic Preservation Office, Applicant, for Martha Henry, Owner(s), for a change in zoning to designate “HS” Historic Significant on Lots 7 and 8, Block 31, NCB 2992, 1225 S. Presa. (Council District 1)  
  
A. Finding of consistency with Master Plan.  
B. Recommendation on zoning change request.
18. **ZONING CASE NUMBER Z2005296 CD:** The request of Claudia Teresa Hidalgo, Applicant, for Claudia Teresa Hidalgo, Owner(s), for a change in zoning from “R-6” (CD-2 Residences) Residential Single-Family with a Conditional Use for 2 residences on one lot to “R-6” (CD-Multi-Family) Residential Single-Family with a Conditional Use for multi-family dwellings not to exceed 5 units per acre on the west 108.9 feet of Lot 203, Block 19, NCB 11118, 344 Gillette Boulevard. (Council District 3)
19. **ZONING CASE NUMBER Z2006011:** The request of Bruce Shepherd, Applicant, for Bruce Shepherd, Owner(s), for a change in zoning from “C-3” General Commercial District and “C-2” Commercial District to “RM-5” Residential Mixed District on Lot 76, Block 1, NCB 16273, 13600 Block of O’Connor Road. (Council District 10)
20. **ZONING CASE NUMBER Z2006012 CD:** The request of Kaufman and Associates, Inc., Applicant, for McCombs Family Partners, Ltd., Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “C-3” General Commercial on 12.171 acres, “C-2” Commercial District on 37.849 acres, and “C-2” (CD-Home Improvement Center) Commercial District with a Conditional Use for a Home Improvement Center on 21.370 acres on 71.39 acres out of NCB 34400, Northwest Corner of West Loop 1604 and West Military Drive. (Council District 6)

21. **ZONING CASE NUMBER Z2006016 S:** The request of Brown P.C., Applicant, for McAllister Car Wash, LLC, Owner(s), for a change in zoning from “C-2” Commercial District to “C-2NA” S Commercial, Nonalcoholic Sales District with a Specific Use Permit for a Car Wash on Lot 4, Block 4, NCB 17653, 12930 Jones Maltsberger Road. (Council District 9)
22. **ZONING CASE NUMBER Z2006020 S:** The request of Joel Ferdin, Applicant, for Joel Ferdin, Owner(s), for a change in zoning from “C-3” General Commercial District to “C-3” S General Commercial District with Specific Use Permit for an Auto Body and Paint Shop on 1A, 1B, 4A, 4B, 4C, 4D, 4E and 4F, Block 11, NCB 15502, 2424 S. W. Loop 410. (Council District 4)
23. **ZONING CASE NUMBER Z2006024:** The request of Ironwood Partners, Ltd., Applicant, for Ironwood Partners, Ltd., Owner(s), for a change in zoning from “I-1” General Industrial District to “L” Light Industrial District on 0.396 acres out of Block 3A, NCB 11954, 8330 US Highway 281 North. (Council District 1)
24. **ZONING CASE NUMBER Z2006028:** The request of Brown, P. C., Applicant, for Leinguer Ventures, LLC, Owner(s), for a change in zoning from “C-3” General Commercial District to “MF-33” Multi-Family District on 16.31 acres out of NCB 16588, 17302 Nacogdoches Road. (Council District 10)
25. **ZONING CASE NUMBER Z2006032:** The request of City of San Antonio - Historic Preservation Office, Applicant, for Integra Texas, L. L. C., Owner(s), for a change in zoning to designate "HS" Historic Significant on P-11B, NCB 15656, 9480 Huebner Road. (Council District 8)
26. Executive Session: consultation on Attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
27. **ADJOURNMENT**

**Accessibility Statement**

This meeting is wheelchair accessible. The accessible entrance is located at 1901 S Alamo. Accessible parking spaces are located in front of the building. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245

# CASE NO: Z2005204

## Final Staff Recommendation - Zoning Commission

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**Date:** February 07, 2006

Zoning Commission Continuance from September 6, 2005

**Council District:** 10

**Ferguson Map:** 583 E2

**Applicant Name:**

City of San Antonio

**Owner Name:**

Multiple Owners

**Zoning Request:** From "R-4" and "R-5" Residential Single-Family Districts and "MF-33" Multi-Family District to "NP-8" and "NP-10" Neighborhood Preservation Districts as per Exhibit map

**Property Location:**

Bounded by Harry Wurzbach to the east, Eisenhower Road the south, Broadway to the west, and Loop 410 to the North

**Proposal:** Rezone those properties that are incompatible with the current zoning

**Neigh. Assoc.** The Oaks Owners Assn., Inc., Hampshire House Condominiums, Oak Park Northwood, Terrell Heights, Dijon Heights and Oakwell Farms Neighborhood Associations

**Neigh. Plan** Northeast Inner Loop Neighborhood Plan

**Traffic Impact Analysis:**

A Traffic Impact Analysis is not required.

**Staff Recommendation:**

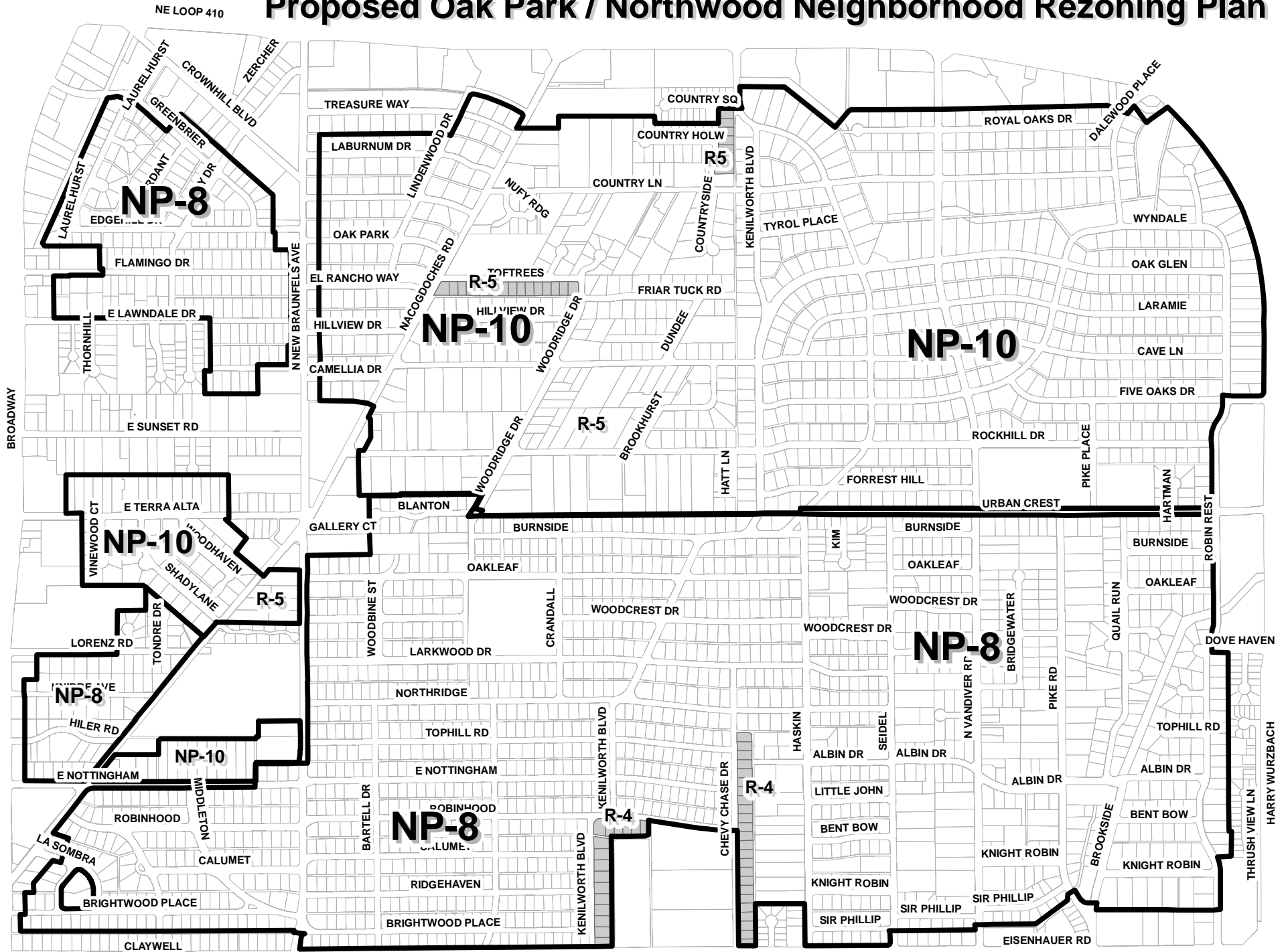
Consistent

The request conforms to the land use plan.

Approval. The properties in this area are predominantly zoned "R-5" Residential Single-Family District. "R-5" zoning permits single-family dwellings, with a minimum lot size of 5,000 square feet. The majority of lots in the neighborhood exceed 5,000 square feet. In order to maintain the character of the neighborhood, it is requested that only the properties zoned residential be rezoned to "NP-8" and "NP-10" Neighborhood Preservation District. "NP" Districts permit single-family dwellings with a minimum lot size of 8,000 and 10,000 square feet respectively. All commercial properties will maintain their current zoning.

**CASE MANAGER :** Richard Ramirez 207-5018

# Proposed Oak Park / Northwood Neighborhood Rezoning Plan



**From: R-4, R-5, MF-33**  
**To: NP-8, NP-10**

**Case No. Z2005204**

**Zoning Commission Date: February 7, 2006**

# CASE NO: Z2005285 CD

## Final Staff Recommendation - Zoning Commission

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**Date:** February 07, 2006

Zoning Commission Continuance from December 20, 2005 and January 17, 2006

**Council District:** 7

**Ferguson Map:** 579 E5

**Applicant Name:**

**Owner Name:**

Henry Daughtry, Jr.

Henry Daughtry, Jr.

**Zoning Request:** From "C-2" Commercial District and "O-2" Office District to "C-2 NA" (CD-Outdoor Storage of Boats, Vehicles, RV's) Commercial Nonalcoholic Sales District with a Conditional Use for the Outdoor Storage of Boats, Vehicles, and RV's on 12.886 acres out of NCB 15005, "C-2" Commercial District on 1.595 acres out of NCB 15005, and "C-3" General Commercial District on 5.685 acres out of NCB 15005.

**Property Location:** 20.166 acres out of NCB 15005 and Lot 3, NCB 18670

7500 Block of Grissom Road

Northwest corner of Grissom Road and Heath Road

**Proposal:** Open and/or covered storage of boats, recreational vehicles, automobiles, trucks, and other similar vehicles.

**Neigh. Assoc.** Misty Oaks Neighborhood Association (within 200 feet)

**Neigh. Plan** Northwest Community Plan

### Traffic Impact Analysis:

A Traffic Impact Analysis has been submitted. The 20.166-acres proposed for re-zoning is currently zoned O-2 use. The current zoning would have generated approximately 2,417 daily vehicle trips. The area re-zoned to C-2 and C-3 could generate approximately 9,429 vehicles per day, an increase of 7,012 trips. The TIA indicates that the total 35-acre property is to be developed into 12-acres mini-storage and open storage, 10-acres commercial, 7.4-acres community park and 6-acres drainage buffer. The total development on the 35-acres is projected to generate 2,004 daily vehicle trips, less than the existing O-2 zoning's projected traffic. If the proposed site were to be developed differently from the proposed storage and park, a revised Level-2 or Level-3 TIA would be required at platting.

Grissom Road at current traffic levels is not at capacity and will handle the proposed traffic from the development. The TIA Division recommends support of re-zoning with the following comments. The eastern proposed driveway on Grissom closest to Heath Road (Phase-III driveway) may not be allowed if it is placed too close to the intersection. Right turn deceleration lanes may be required to be installed on Grissom into any of the proposed driveways depending on actual development and traffic turning volumes.

### Staff Recommendation:

Inconsistent

A Plan Amendment has been submitted and was heard by the Planning Commission on December 14, 2005, January 11, 2006, and January 25, 2006. The Planning Commission recommended approval of Community Commercial and Parks land uses.

Approval contingent on Plan Amendment to Community Commercial, Denial of "C-3"

The subject property is currently vacant and fronts on Grissom Road, a major thoroughfare. The surrounding zoning districts consist of commercial and industrial districts. The property to the north contains established

# CASE NO: Z2005285 CD

## Final Staff Recommendation - Zoning Commission

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single-family homes and a park.

The property was previously zoned Temporary "R-1" and rezoned to "O-1" in 1990. The "O-1" Office District was converted to "O-2" with the adoption of the 2001 Unified Development Code (UDC).

The proposed "C-2" commercial districts would be appropriate at this location due to the surrounding land uses. The subject property is located within a commercial corridor along Grissom Road. Commercial Development is more appropriate along major thoroughfares and commercial corridors. The park to the north currently serves as a buffer between the residential district and the existing office district.

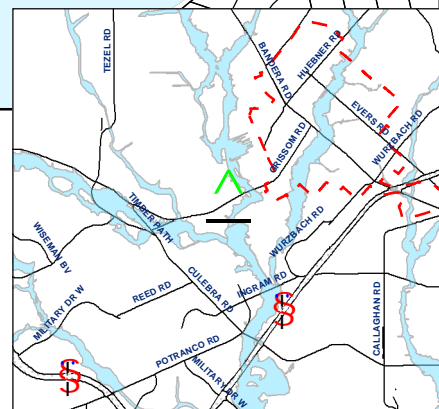
Proposed Staff Conditions:

1. A six-foot solid screen fence and a Type "C" Landscape Buffer shall be constructed and maintained along the north property line.

**CASE MANAGER :** Robin Stover 207-7945



In Favor



# CASE NO: Z2005293

## Final Staff Recommendation - Zoning Commission

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**Date:** February 07, 2006

Continuance from January 17, 2006 Zoning Commission hearing.

**Council District:** 1

**Ferguson Map:** 616 D-7

**Applicant Name:**

**Owner Name:**

Flores and Company

Mitchell Whiddon

**Zoning Request:** From "C-3" NA General Commercial Non-Alcoholic Sales District to "IDZ" Infill Development Zone with Uses Permitted in "MF-33" Multi-Family District and "C-1" Commercial District.

**Property Location:** Lots 1 through 7, Block B, NCB 2559 and Lots A-2, A-3, and A-4, Block 4, NCB 2972  
1200 and 102 South Flores

Northeast intersection of South Flores Street and Rische Street and the southeast intersection of South Flores Street and Daniel Street

**Proposal:** In-fill mixed-use development

**Neigh. Assoc.** Arsenal King William Neighborhood Association

**Neigh. Plan** Downtown Community Plan

**Traffic Impact Analysis:**

A traffic impact analysis is not required

**Staff Recommendation:**

Consistent

The land use is consistent with the South Central Community Plan. The plan recommends low-rise mixed-use development for these locations and neighborhood commercial center along South Flores Street.

**Approval**

The subject properties are located north of the intersection of Alamo Street and South Flores Street, on which both subject properties front. The parcel between West Guenther and Riche Streets currently contains an auto repair facility that is in disrepair. The other subject property, which is between Daniel and Sweet Streets, is currently undeveloped.

The applicant is requesting "IDZ" Infill Development Zone District with uses allowed in "MF-33" Multi-Family District and "C-1" Commercial District in order to create a mixed-use development. These districts, as requested in the rezoning application, represent a down-zoning from the existing "C-3" NA General Non-Alcoholic Sales Commercial District and are complimentary to the adjacent neighborhood and mixed residential and commercial zoning on South Flores Street.

"IDZ" districts are intended to provide a flexible approach for inner-city infill development projects. The current code requirements could make the redevelopment of these parcels difficult due to the nature of the properties. The "IDZ" district provides flexibility to the property owner in adhering to several typical development requirements, such as, setback limitations, parking, parks and open space, and buffer requirements.

This inner-city area of San Antonio is currently undergoing extensive redevelopment. Several residential,

# **CASE NO: Z2005293**

## **Final Staff Recommendation - Zoning Commission**

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commercial, and mixed-use redevelopment projects are currently underway. Thus, given the evolving mixed-use development pattern in the area, and the subject property's location, the requested zoning and proposed infill development is appropriate for and suitable for the area.

**CASE MANAGER :** Rudy Nino, Jr. 207-8389



# CASE NO: Z2005296 CD

## Final Staff Recommendation - Zoning Commission

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**Date:** February 07, 2006

Zoning Commission Continuance from January 17, 2006

**Council District:** 3

**Ferguson Map:** 682 C3

**Applicant Name:**

**Owner Name:**

Claudia Teresa Hidalgo

Claudia Teresa Hidalgo

**Zoning Request:** From "R-6" (CD-2 Residences) Residential Single-Family with a Conditional Use for 2 residences on one lot to "R-6" (CD-Multi-Family) Residential Single-Family with a Conditional Use for multi-family dwellings not to exceed 5 units per acre.

**Property Location:** The west 108.9 feet of Lot 203, Block 19, NCB 11118

344 Gillette Boulevard

West of the intersection of Clamp Avenue and Gillette Boulevard

**Proposal:** To build an additional two units, for a total of five.

**Neigh. Assoc.** None

**Neigh. Plan** None

**Traffic Impact Analysis:**

A Traffic Impact Analysis is not required.

**Staff Recommendation:**

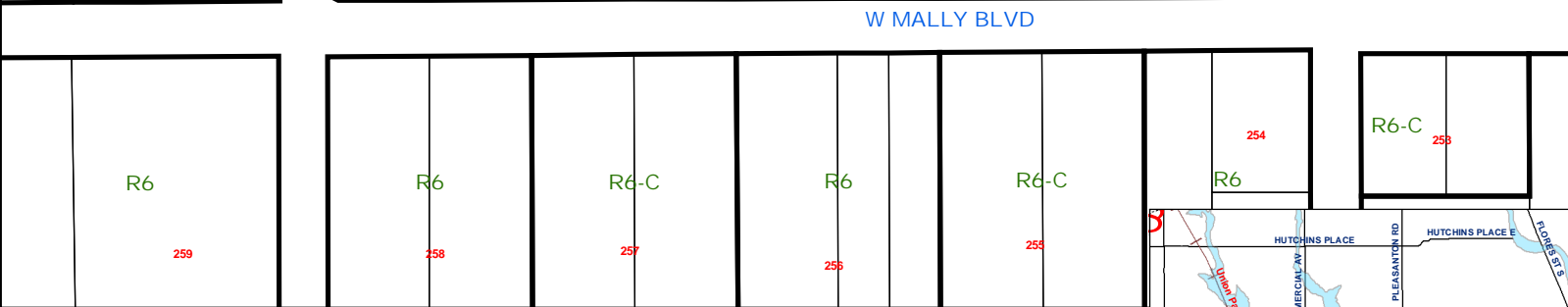
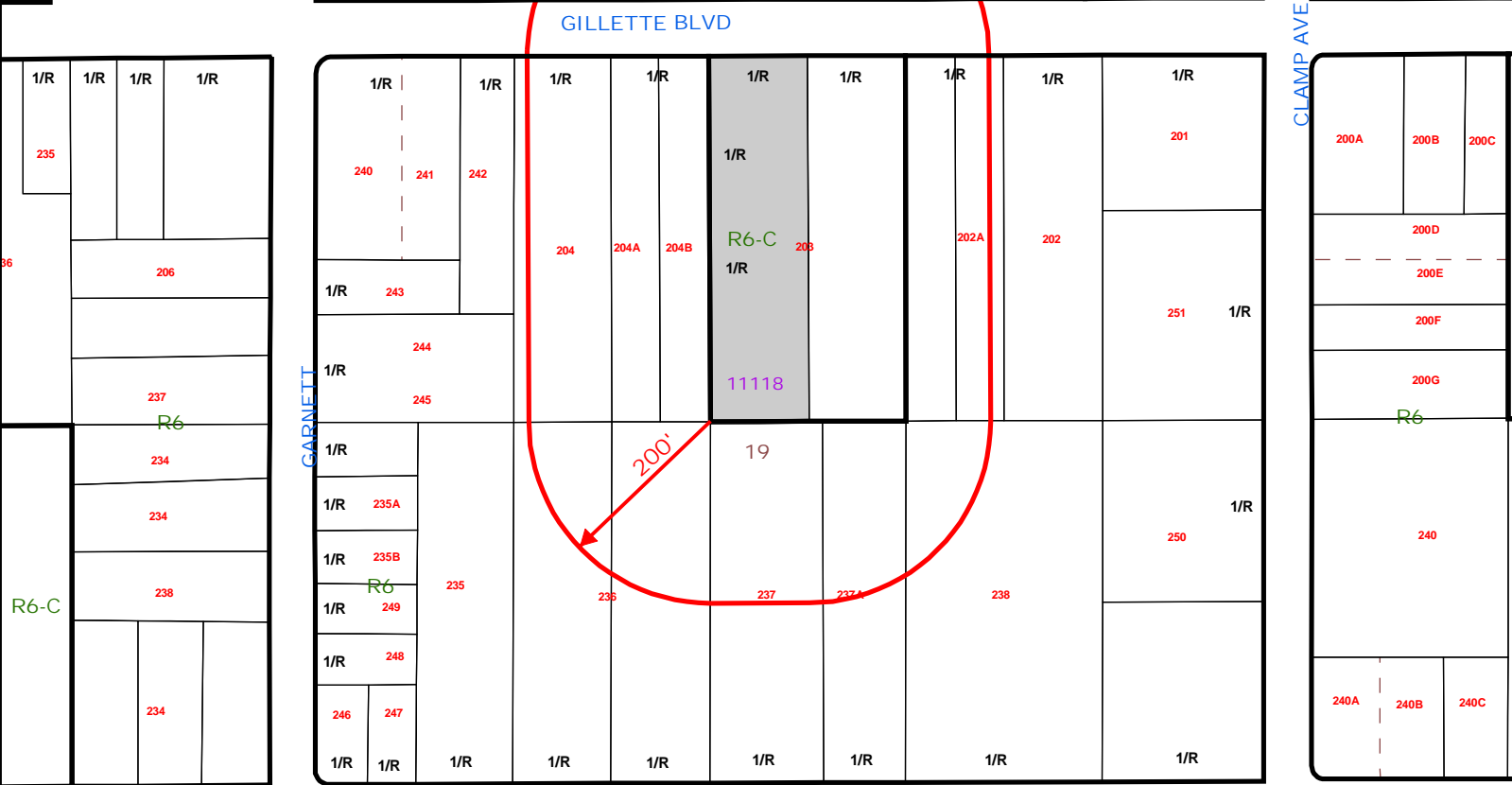
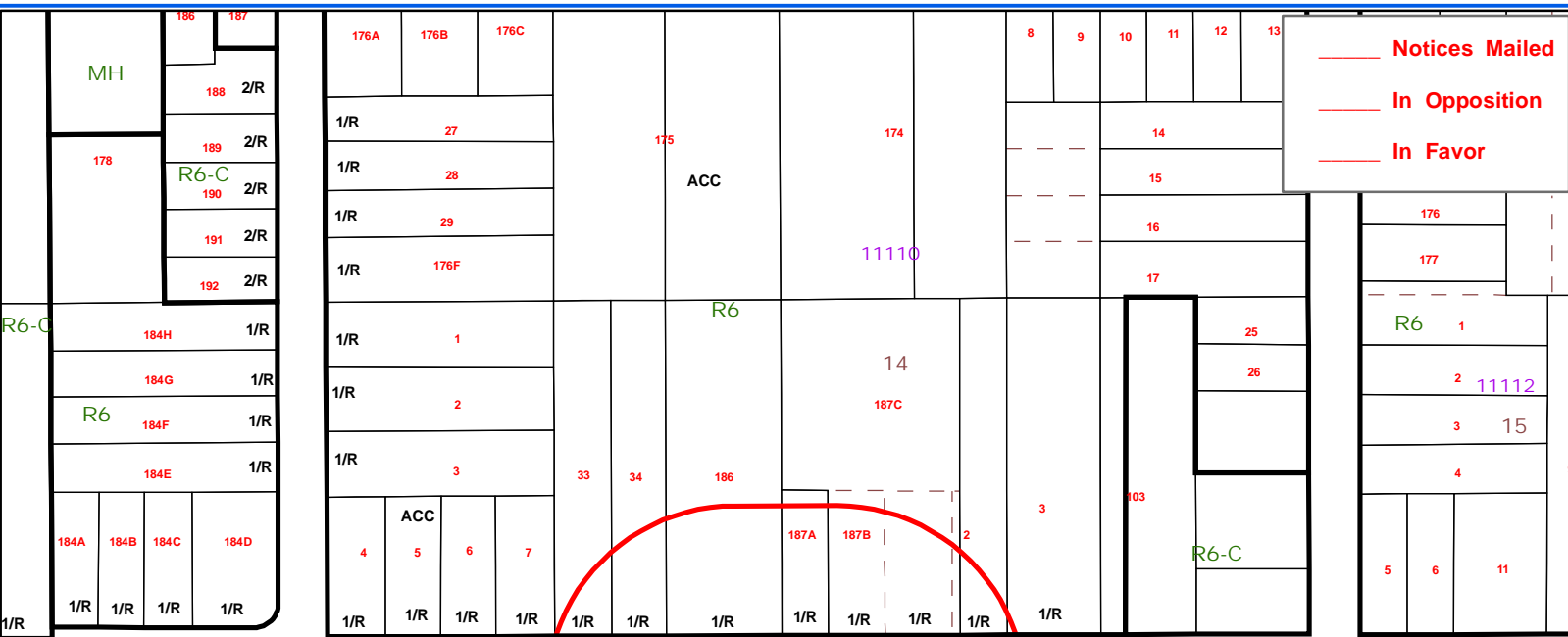
Approval

The subject property is currently developed with three single-family residences. The surrounding properties are zoned and developed as single-family residential units. The current conditional zoning for multiple units on one property is also present on the adjacent lot to the east.

The subject property was annexed in 1952 and zoned "B" Residence District. In 1988 the zoning district was changed to "R-1 S.U.P." One Family Residence District with a Special Use Permit for (2) Residences on a lot. The zoning was converted to "R-6" Residential Single-Family with the adoption of the 2001 Unified Development Code (UDC). The current structures were constructed during the 1950s.

The proposed zoning change would permit the development of two new structures thus allowing for a total of five units on the lot. The property is roughly 1 acre in size. Due to the shape of the lot, it would be feasible to develop five units on the property. This zoning change would not increase the allowed density in the "R-6" District. The current zoning allows for seven units per acre. This zoning district would be appropriate at this location.

**CASE MANAGER :** Robin Stover 207-7945



## ZONING CASE: Z2005-296 CD

City Council District No. 3

Requested Zoning Change

From "R-6 CD" To "R-6 CD"

Date: January 17, 2006

Scale: 1" = 200'

Subject Property

200' Notification

# CASE NO: Z2006009 S

## Final Staff Recommendation - Zoning Commission

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**Date:** February 07, 2006

**Council District:** 9

**Ferguson Map:** 517 D-5

**Applicant Name:**

Lucy's Doggie Day Care

**Owner Name:**

SteinReal Corporation

**Zoning Request:** From "C-3 ERZD" General Commercial Edwards Recharge Zone District to "C-3 S ERZD" General Commercial Edwards Recharge Zone District with a Specific Use Permit for Outdoor Dog Training.

**Property Location:** Lot 132, Block 4, NCB 16125

2250 Thousand Oaks

Mil Encinos Shopping Center

**Proposal:** To provide dog obedience classes in addition to other dog park activities

**Neigh. Assoc.** The Bluffs of Henderson Pass Neighborhood Association (within 200 feet) and the Thousand Oaks Neighborhood Association (within 200 feet)

**Neigh. Plan** None

**Traffic Impact Analysis:**

A Traffic Impact Analysis is not required. The approximate 0.7-acres is currently zoned C-3 ERZD. The current zoning, developed as shopping, would have generated approximately 30 hourly and 340 daily vehicle trips. The property is proposed to be developed as a dog park and training area. Though no national data exists to determine trips generated by such a facility, it would be expected to be significantly less than a shopping development. Access will be through existing parking lots and onto Thousand Oaks. Thousand Oaks is currently 20 to 25% overcapacity.

**Staff Recommendation:**

Approval

The subject property is located within a commercial shopping center and is currently used as an accessory use to the existing dog day care and veterinarian clinic. The request to add the Specific Use Permit would allow the property owners to provide dog obedience classes in addition to other dog park activities.

This change would be appropriate at this location due to the existing commercial land use.

SAWS Summary:

1. SAWS recommends approval of the proposed land use.
2. The property is classified as a Category 1 property

**CASE MANAGER :** Robin Stover 207-7945







**SAN ANTONIO WATER SYSTEM** JAN 26 PM 3:57  
**Interdepartment Correspondence Sheet**

**To:** Zoning Commission Members

**From:** Kirk M. Nixon, Manager, Resource Protection Division, San Antonio Water System

**Copies To:** Scott R. Halty, Director, Resource Protection & Compliance Department, Julia I. Mireles, P.E., Mike Barr, Resource Protection Specialist II, Aquifer Protection & Evaluation Section, File

**Subject:** Zoning Case Z2006009 (Lucy's Doggie Day Care)

**Date:** January 26, 2006

**SUMMARY**

A request for a change in zoning has been made for an approximate 0.44-acre tract located on the city's north side. A change in zoning from "C-3" ERZD to "C-3" S ERZD is being requested by the applicant, Mr. Max Golman. The change in zoning has been requested to allow for a small dog, outdoor training facility. The property is classified as Category 1 property.

Based on the site evaluation of the property, and the information submitted by the applicant, SAWS staff recommends **approval** of the proposed land use. Should the city council rezone the property that is the subject of this report, the San Antonio Water System recommends that any development on that property after the zoning classification has been changed should be restricted as stated in the environmental recommendations section of this report.

**LOCATION**

The subject property is located in City Council District 9, near the intersection of Thousand Oaks and Henderson Pass. The property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

**SITE EVALUATION**

1. Development Description:

The proposed change is from "C-3" ERZD to "C-3" S ERZD and will allow for the construction of an outdoor training facility for small dogs. Currently the specific training area is covered in grass and trees and is surrounded by a parking lot.

2. Surrounding Land Uses:

The training area is located within the existing Mil Encinos Shopping Center Parking Lot.

3. Water Pollution Abatement Plan:

The Mil Encinos Subdivision Water Pollution Abatement Plan (WPAP) was approved by the Texas Commission on Environmental Quality (TCEQ) on September 13, 1985. No sensitive geologic features were noted in the WPAP approval letter.

4. Geologic Conditions:

The Resource Protection Division of the San Antonio Water System conducted a field observation on January 5, 2006 of the referenced property to assess the geologic conditions present at the site. SAWS staff Geologist, Ms. Joan Falkenberg, P.G., was present during the site visit. No sensitive features were noted during the field observation as the project has already been developed and is in use. Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site was underlain by the Leached and Collapsed Members located within the Person Formation of the Edwards Group.

## **ENVIRONMENTAL CONCERNS**

The environmental concerns associated with this development being constructed on the Edwards Aquifer Recharge Zone are:

### **General Concerns**

1. The improper use of pesticides, herbicides, or fertilizers needed for landscape maintenance that may be carried off in the first flush of stormwater run-off.
2. The build-up of hydrocarbons and other pollutants on streets, parking lots and other paved areas that are then carried off in the first flush of stormwater run-off.

## **ENVIRONMENTAL RECOMMENDATIONS**

The following recommendations address the environmental concerns raised by the construction of this development on the Edwards Aquifer Recharge Zone:

### **Site Specific Recommendations**

1. The owner of all water pollution abatement structures shall ensure these structures are properly maintained and kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Resource Protection Division of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. The new owner must submit a signed water quality maintenance plan to the Resource Protection Division of SAWS.
2. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by the U.S. Natural Resource Conservation Service, Texas Department of Agriculture, U.S. Department of Agriculture, shall be used.
3. The applicant shall notify the Construction Compliance Section of the Resource Compliance Division of SAWS at (210) 233-3564 no later than 48 hours prior to the commencement of construction at the site. If any significant geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3526.

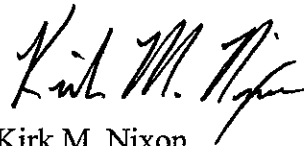
### **General Recommendations**

1. Prior to the release of any building permits the owner/operator of any Category 2 property shall submit an Aquifer Protection Plan to the Resource Protection Division of the San Antonio Water System.
2. The land uses within the project site shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at the project site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as not allowed, that land use will not be permitted on the project site.
3. Prior to the release of any building permits, the following shall be submitted to the SAWS Aquifer Protection & Evaluation Section of the Resource Protection Division:

- A. A copy of the Water Pollution Abatement Plan (WPAP) shall be submitted for each particular development/use within the area being considered for re-zoning,
  - B. A set of site specific plans which must have a signed Engineers Seal from the State of Texas,
  - C. A WPAP approval letter from the Texas Commission on Environmental Quality (TCEQ),
  - D. A copy of the approved Water Pollution Abatement Plan.
4. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.
5. If a water quality basin is constructed on the property, the following is required:
- A. Prior to the start of the basin construction, the owner will notify the Aquifer Protection and Evaluation Section of the San Antonio Water System at (210) 233-3526 to schedule a site inspection.
  - B. After basin construction is complete and prior to the start of business, the owner will notify the SAWS Aquifer Protection and Evaluation Section at (210) 233-3526 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule be developed and submitted to SAWS Aquifer Protection and Evaluation Section.
  - C. If the basin fails to drain properly, the owner will notify the Construction Section of the Resource Compliance Division at (210) 233-3564 prior to any discharge of water.
  - D. If at any time the ownership of the property changes, the seller must inform the buyer of all requirements for maintenance of the Basin. A signed basin maintenance plan and schedule agreement, from the new owner, must be submitted to the Resource Protection Division of SAWS.
6. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.

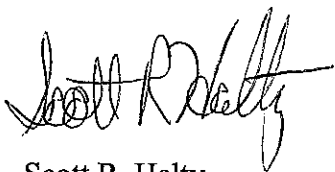
7. The Resource Protection Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

Based on the site evaluation of the property, and the information submitted by the applicant, staff recommends **approval** of the proposed land use. Additionally, SAWS staff recommends that the applicant, or any future owner, comply with the above recommendations in regards to the development of the subject property.



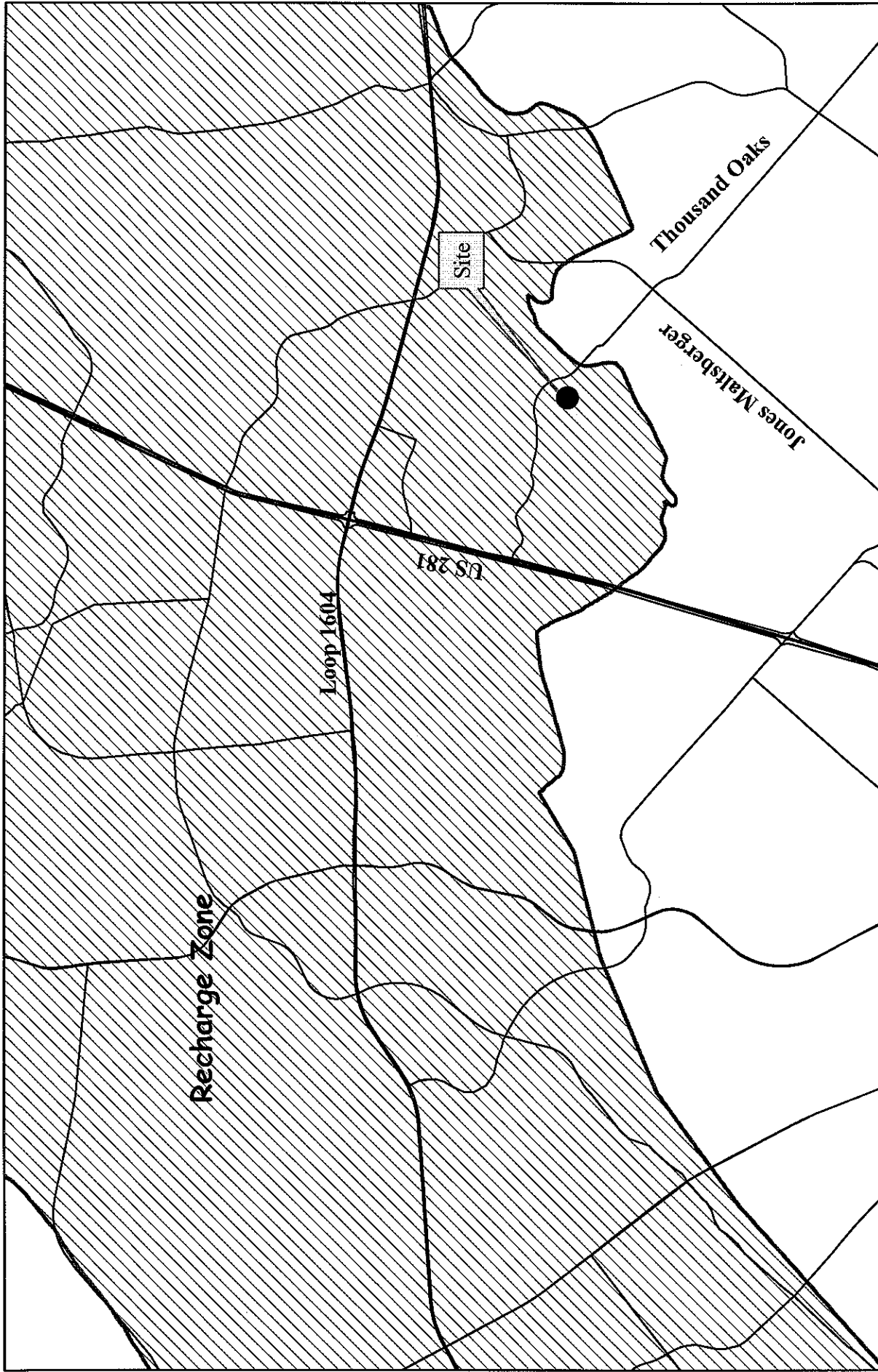
Kirk M. Nixon  
Manager  
Resource Protection Division

APPROVED:



Scott R. Halty  
Director,  
Resource Protection & Compliance Department

KMN:MJB



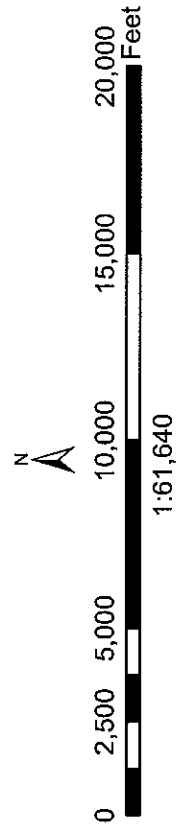
**Zoning Case No. Z2006009 Figure 1**

Lucy's Doggie Day Care

Map Page 517 D5

X=2141897 Y=13761648

Map Prepared by Aquifer Protection and Evaluation MJB 1/5/2006





## Zoning Case No. Z2006006 Figure 2

Lucy's Doggie Day Care

Map Page 517 D5

X=2141897 Y=13761648

Map Prepared by Aquifer Protection and Evaluation MJB 12/14/2005

# CASE NO: Z2006011

## Final Staff Recommendation - Zoning Commission

---

**Date:** February 07, 2006

Zoning Commission Continuance from January 17, 2006

**Council District:** 10

**Ferguson Map:** 553 A-1

**Applicant Name:**

Bruce Shepherd

**Owner Name:**

Bruce Shepherd

**Zoning Request:** From "C-3" General Commercial District and "C-2" Commercial District to "RM-5" Residential Mixed District.

**Property Location:** Lot 76, Block 1, NCB 16273

13600 Block of O'Connor Road

Northeast corner of O'Connor Road and Fountainwood

**Proposal:** Townhome complex

**Neigh. Assoc.** Woodstone Neighborhood Association (within 200 feet)

**Neigh. Plan** None

**Traffic Impact Analysis:**

A Traffic Impact Analysis is not required.

**Staff Recommendation:**

Approval

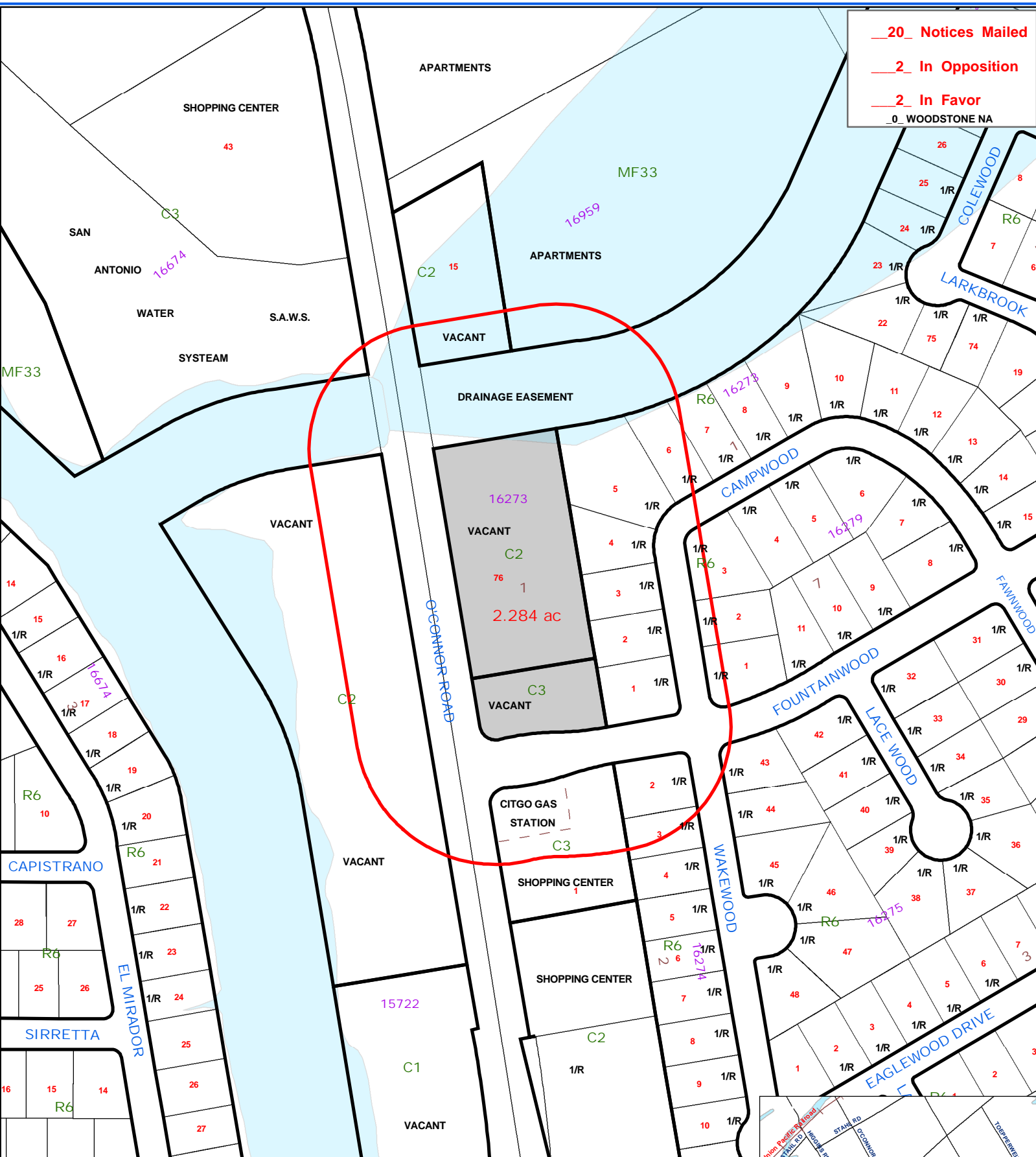
The subject property is currently undeveloped and located on O'Connor Road a major thoroughfare. The subject property is adjacent to "R-6" Residential Single-Family District to the east (single-family dwellings), "C-2" Commercial District across O'Connor Road to the west (vacant) and "C-3" General Commercial District across Fountainwood to the south (Shopping Center). A drainage easement is located to the north. The change in zoning from a commercial district to a residential mixed district would be a down-zoning. The RM-5 Residential Mixed District provides design flexibility while preserving the neighborhood character.

The subject property was originally zoned "B-3" Business District and "B-2" Business District under the provisions of the 1965 zoning ordinance. The zoning districts later converted to "C-3" General Commercial District and "C-2" Commercial District following the 2001 adoption of the Unified Development Code (UDC). Multiple family dwellings were permitted in the "B-2" Business District.

**CASE MANAGER :** Pedro Vega 207-7980



**20** Notices Mailed  
**2** In Opposition  
**2** In Favor  
 0 WOODSTONE NA

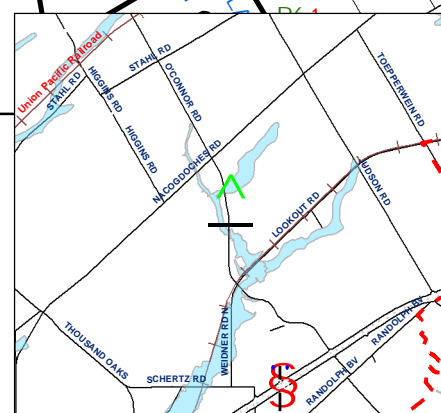


# ZONING CASE: Z2006-011

**City Council District No. 10**  
**Requested Zoning Change**  
**From "C-2,C-3" To "RM-5"**  
**Date: February 7, 2006**  
**Scale: 1" = 200'**

Subject Property  
 200' Notification

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# CASE NO: Z2006012 CD

## Final Staff Recommendation - Zoning Commission

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**Date:** February 07, 2006

Zoning Commission continuance from January 17, 2006

**Council District:** 6

**Ferguson Map:** 612 A-1

**Applicant Name:**

**Owner Name:**

Kaufman and Associates, Inc.

McCombs Family Partners, Ltd.

**Zoning Request:** From "R-6" Residential Single-Family District to "C-3" General Commercial on 12.171 acres, "C-2" Commercial District on 37.849 acres, and "C-2" (CD-Home Improvement Center) Commercial District with a Conditional Use for a Home Improvement Center on 21.370 acres.

**Property Location:** 71.39 acres out of NCB 34400

Northwest Corner of West Loop 1604 and West Military Drive

**Proposal:** To allow the development of a commercial shopping area on approximately 50 acres and a home improvement center on approximately 21 acres.

**Neigh. Assoc.** Villages of Westcreek Neighborhood Association (Oak Creek within 200 feet)

**Neigh. Plan** None

### **Traffic Impact Analysis:**

A Level 3 Traffic Impact Analysis is required and has been submitted. The TIA is adequate for purposes of Zoning because the street location is adequate to handle the most intense commercial land use feasible. However, the TIA has not been approved for Platting or Plan Review purposes. Additional information to assess volume, capacity, and site circulation will be required for TIA approval.

### **Staff Recommendation:**

Approval.

The subject property is approximately 72 acres and is planned for a strip shopping center. The 72 acres is part of a larger tract (approximately 135 acres) of which the northern and western boundaries are currently outside the city limits. The proposed C-3 zoning is at the intersection of two major thoroughfares (Military Drive and Loop 1604). C-2 zoning is requested north of commercial node to extend to city limit boundary. Subject property zoned C-3 will require a 15 ft, Type C, vegetative buffer next to residential. Property zoned C-2 will require a 15 ft, Type B, vegetative buffer next to single-family residential.

**CASE MANAGER :** Trish Wallace 207-0215



# CASE NO: Z2006013

## Final Staff Recommendation - Zoning Commission

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**Date:** February 07, 2006

Zoning Commission continuance from January 17, 2006

**Council District:** 3

**Ferguson Map:** 651 E-5

**Applicant Name:**

**Owner Name:**

Betty Ann Kuykendall

Betty Ann Kuykendall and Nicole Kallenberg

**Zoning Request:** From "R-4" Residential Single-Family District to "C-1" Light Commercial District.

**Property Location:** Lot 34, Block 5, NCB 10937

479 Hot Wells

Located at the northwest corner of the intersection of Hot Wells and Clark Avenue

**Proposal:** For commercial development

**Neigh. Assoc.** Highland Hills Neighborhood Association

**Neigh. Plan** Highlands Neighborhood Plan

**Traffic Impact Analysis:**

A Traffic Impact Analysis is not required.

**Staff Recommendation:**

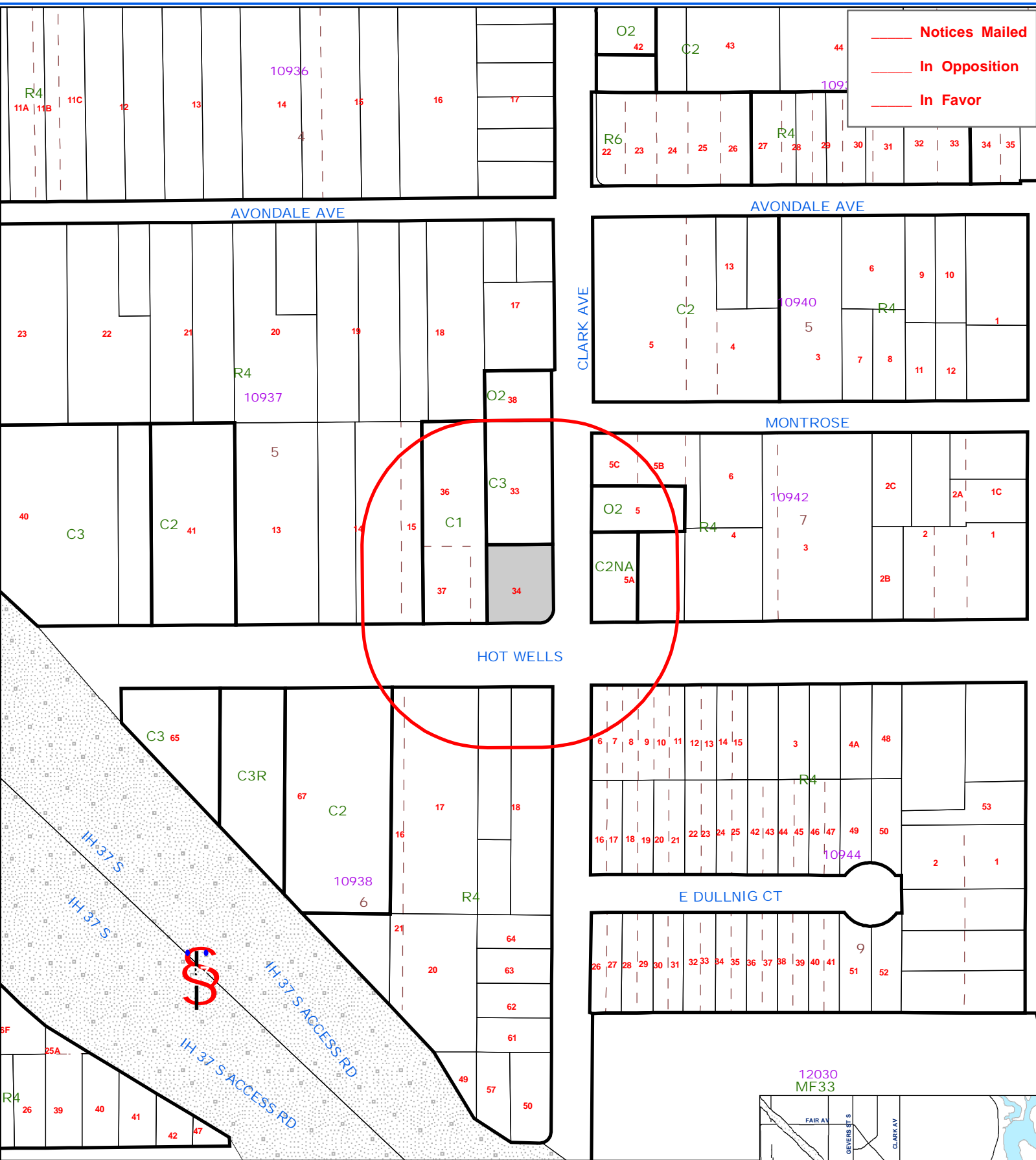
Inconsistent.

The Neighborhood Plan currently has a future land use designation of Public / Institutional. An amendment to Neighborhood Commercial was heard by the Planning Commission on January 25, 2006 and they recommended approval. The request will go forward to City Council on March 9, 2006.

Approval pending land use plan amendment.

The subject property is at the intersection of two major thoroughfares. Both Clark Avenue and Hot Wells are Secondary Arterials Type B. The property to the east, west, and north are all zoned commercial. C1 commercial uses are low intensity and can be compatible with nearby residential uses.

**CASE MANAGER :** Trish Wallace 207-0215



# ZONING CASE: Z2006-013

City Council District No. 3  
 Requested Zoning Change  
 From "R-4" To "C-1"

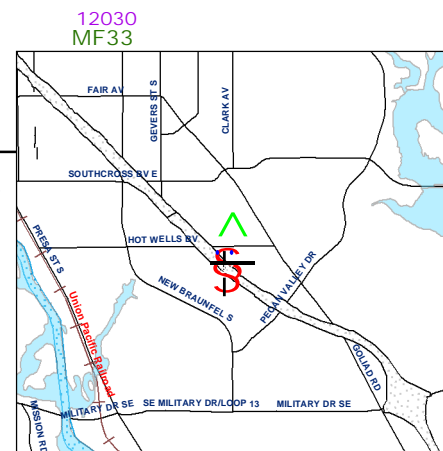
Date: February 7, 2006

Scale: 1" = 200'

- Subject Property
- 200' Notification



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# CASE NO: Z2006016 S

## Final Staff Recommendation - Zoning Commission

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**Date:** February 07, 2006

Zoning Commission Continuance from January 17, 2006

**Council District:** 9

**Ferguson Map:** 551 C-1

**Applicant Name:**

Brown P.C.

**Owner Name:**

McAllister Car Wash, LLC

**Zoning Request:** From "C-2" Commercial District to "C-2 NA S" Commercial, Nonalcoholic Sales District with a Specific Use Permit for a Car Wash.

**Property Location:** Lot 4, Block 4, NCB 17653

12930 Jones Maltzberger Road

Intersection of Jones Maltzberger Road and Cross Canyon

**Proposal:** For the development of a car wash facility

**Neigh. Assoc.** None

**Neigh. Plan** None

**Traffic Impact Analysis:**

A Traffic Impact Analysis is not required, however, it may be required at the building or plat stage

**Staff Recommendation:**

Approval

The subject property is currently vacant and is part of a commercially zoned strip of land located along Jones Maltzberger Road. The property to the northwest, west, and south are zoned for residential use. The properties to the north, and east are zoned for commercial use.

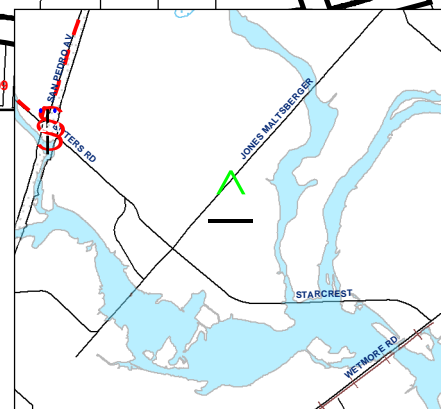
Based on the site plan, a car wash facility would be appropriate at this location. The vacuum cleaners have been positioned toward the front of the lot away from the residential structures. In addition, there is a substantial buffer of vacant land in between the proposed car wash and the existing residential dwellings.

**Proposed Staff Conditions:**

1. Construct a Type C Landscape Buffer along the portion of the property that is adjacent to the residential development.
2. Restrict access from Cross Canyon Street
3. Pavement shall not encroach further to the southeast as per site plan.
4. Hours of operation shall be restricted to 6:00 a.m. to 11:00 p.m.

**CASE MANAGER :** Robin Stover 207-7945

In Favor



**City Council District No. 9  
Requested Zoning Change  
From "C-2" To "C-2 NA S"  
Date: January 17, 2006  
Scale: 1" = 200'**

 **200' Notification**



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# CASE NO: Z2006019

## Final Staff Recommendation - Zoning Commission

---

**Date:** February 07, 2006

**Council District:** 7

**Ferguson Map:** 548 C6

**Applicant Name:**

Padmasiri Somawardana

**Owner Name:**

Padmasiri and Prabha Somawardana

**Zoning Request:** From "O-2" Office District to "C-2" Commercial District.

**Property Location:** Lot 17, Block 2, NCB 17176

5900 Block of Babcock Road

South corner of Babcock Road and Welles Way

**Proposal:** Small shopping center

**Neigh. Assoc.** Alamo Farmsteads/Babcock Road Neighborhood Association, Oakland Estates Neighborhood Association (within 200 feet) and Pembroke Farms Home Owners Association (within 200 feet)

**Neigh. Plan** Huebner/Leon Creeks Community Plan

### Traffic Impact Analysis:

A Traffic Impact Analysis is not required however. The 1-acre tract is currently zoned O-2. The current zoning would have generated approximately 120 daily vehicle trips. The property is proposed to be zoned C-2. The proposed development is projected to generate 468 daily vehicle trips, an increase of 348 vehicle trips per day. The TIA division has no indication as to the development proposed on the site.

### Staff Recommendation:

Consistent

The land use is consistent with the Huebner/Leon Creeks Community Plan. The proposed uses listed in the Zoning Change Application are consistent with Huebner/Leon Creek Community Plan, however the requested zoning may allow for more intense uses in the future that could be incompatible with the existing single family residential uses adjacent to the site. Therefore an alternate zoning ("C-1" Commercial District) is recommended for this site to allow the applicant to develop the parcel with the uses stated in the Zoning Change Application and ensure that incompatible uses are not developed on the site in the future.

Denial of "C-2" Commercial District with an alternate recommendation of "C-1" Commercial District

The subject property is currently undeveloped and located on Babcock Road a major thoroughfare. The subject property is adjacent to "RM-4" Residential Mixed District to the southwest (two-family dwellings), "C-2" Commercial District to the southeast (vacant) "O-2" Office District across Welles Way to the north (Dental Office) "C-1" Commercial District (vacant) and "O-2" Office District across Babcock Road to the northeast (Daycare Center). "C-1" uses are considered appropriate buffers between residential uses and "C-2" and "C-3" districts and uses.

The subject property was zoned "O-1" Office District and later converted to "O-2" Office District in February of 2002 upon adoption of the current UDC.

The following restrictions shall apply to the scale of buildings in "C-1".

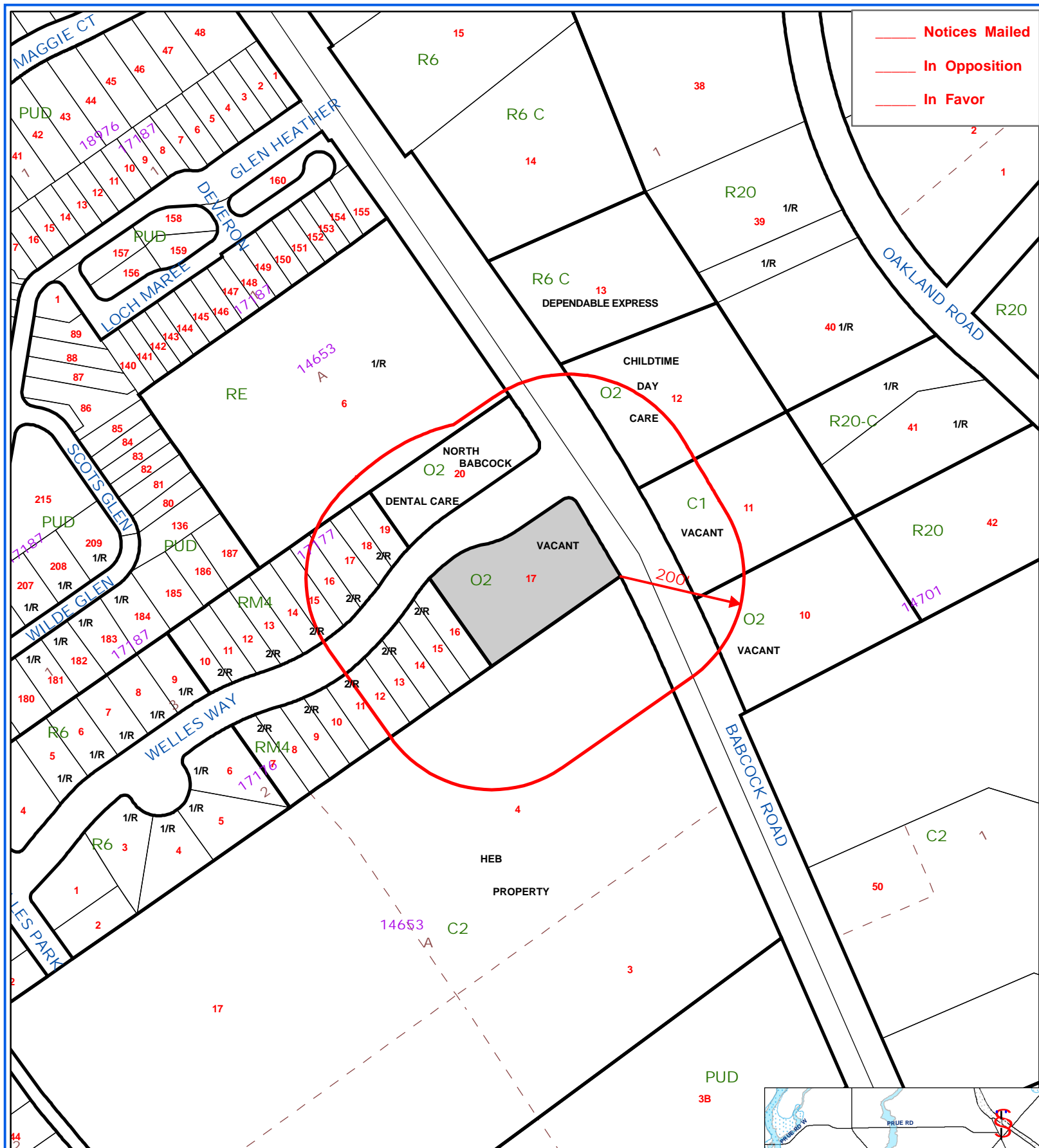
Maximum individual building size 5,000 square feet.

Maximum aggregate building size 15,000 square feet.

**CASE MANAGER : Pedro Vega 207-7980**



\_\_\_\_\_ Notices Mailed  
 \_\_\_\_\_ In Opposition  
 \_\_\_\_\_ In Favor

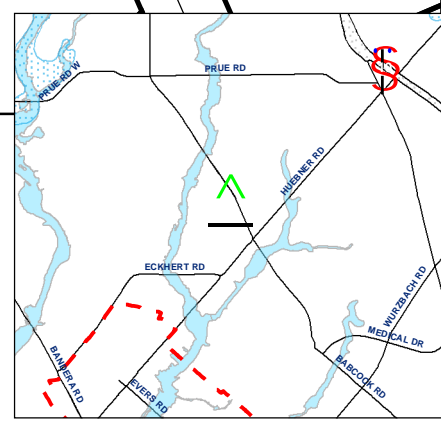


# **ZONING CASE: Z2006-019**

**City Council District No. 7**  
**Requested Zoning Change**  
**From "O-2" To "C-2"**  
**Date: February 7, 2006**  
**Scale: 1" = 200'**

[Gray Box] Subject Property  
 [Red Circle] 200' Notification

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# CASE NO: Z2006020 S

## Final Staff Recommendation - Zoning Commission

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**Date:** February 07, 2006

**Council District:** 4

**Ferguson Map:** 681 F3

**Applicant Name:**

Joel Ferdin

**Owner Name:**

Joel Ferdin

**Zoning Request:** From "C-3" General Commercial District to "C-3" S General Commercial District with Specific Use Permit for an Auto Body and Paint Shop.

**Property Location:** 1A, 1B, 4A, 4B, 4C, 4D, 4E and 4F, Block 11, NCB 15502

2424 S. W. Loop 410

North of the intersection of Airlift Avenue and Altitude Drive

**Proposal:** For an auto body and paint shop

**Neigh. Assoc.** Lackland Terrace Neighborhood Association

**Neigh. Plan** None

**Traffic Impact Analysis:**

A traffic impact analysis is not required

**Staff Recommendation:**

Approval

The subject property is currently vacant and located along S.W. Loop 410, a major freeway. The prior use of the property was as an Explorer RV recreational vehicle repair facility. It is adjacent to "C-3" zones to the north, south, east and west. There is a drainage easement located to the immediate south of the property.

The requested zoning change is compatible with the surrounding zoning along S.W. Loop 410. Further, the applicant is requesting a Special Use Permit for an Auto Body and Paint Facility within the current base zone of "C-3"; thus, not changing the base zone.

The subject property was originally zoned "B-3" under the 1965 zoning ordinance and subsequently reclassified to "C-3" Commercial District following the 2001 adoption of the Unified Development Code.

Staff recommends approval of the Special Use Permit with the following conditions:

1. Ingress and egress to the rear gated entrance be limited to Monday through Friday from 8:00 a.m. to 6:00 p.m.
2. A "Type C" vegetative buffer should be constructed at the rear of the property.

**CASE MANAGER :** Rudy Nino, Jr. 207-8389



# CASE NO: Z2006022

## Final Staff Recommendation - Zoning Commission

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**Date:** February 07, 2006

**Council District:** 1

**Ferguson Map:** 616 F6

**Applicant Name:**

Lewis S. Fisher

**Owner Name:**

Lewis S. Fisher

**Zoning Request:** From H "RM-4" Historic Residential Mixed District to H "MF-25" IDZ Historic Multi-Family Infill Development Zone District with a maximum density of 13 units per acre.

**Property Location:** Lots 1 and 2, Block 3, NCB 718

701 Indianola Street

Southeast corner of Indianola Street and Barrera Street

**Proposal:** To develop townhouses (4 units)

**Neigh. Assoc.** Lavaca Neighborhood Association

**Neigh. Plan** Lavaca Neighborhood Plan

### **Traffic Impact Analysis:**

A Traffic Impact Analysis is not required. The property is proposed to be zoned IDZ and developed into a four-unit town home. The proposed development is projected to generate 26 daily vehicle trips. The surrounding road systems are local roads of adequate right-of-way but substandard pavement width. The property should be developed with care to provide for adequate clear vision area for eastbound Camargo traffic at the intersection of Camargo and Barrera.

### **Staff Recommendation:**

Consistent.

The applicant was granted a plan amendment for this property on January 26, 2006 by City Council. The plan now calls for Medium-Density Residential.

Approval.

The subject property is currently undeveloped and adjacent to single-family residential to the north and west, and single-family residential and Burnett Elementary to the south.

The applicant is requesting "MF-25" IDZ with a maximum density of 13 units per acre in order to develop 4 townhouses on the property. The requested zone is compatible with the surrounding "RM-4" mixed residential zone, which allows for a variety of housing types. Further, the development supports the neighborhood plan's goal of encouraging compatible in-fill housing on vacant parcels of land throughout the neighborhood. The requested IDZ overlay is also acceptable given that the subject property poses development challenges due to its size and shape.

"IDZ" districts are intended to provide a flexible approach for inner-city infill development projects. The current code requirements could make the redevelopment of these parcels difficult due to the nature of the properties. The "IDZ" overlay provides flexibility to the property owner in adhering to several typical development requirements, such as, setback limitations, parking, parks and open space, and buffer requirements.

**CASE MANAGER : Rudy Nino, Jr. 207-8389**

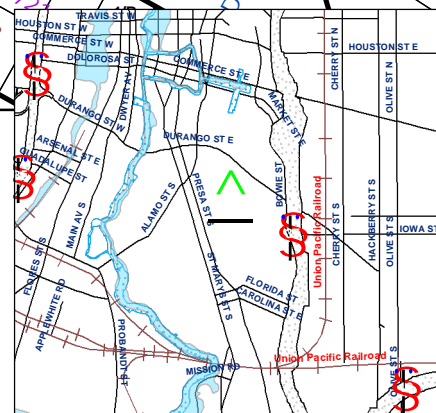


# ZONING CASE: **Z2006-022**

City Council District No. 1  
 Requested Zoning Change  
 From "RM-4 H" To "IDZ"  
 Date: February 7, 2006  
 Scale: 1" = 200'

Subject Property  
 200' Notification

Feb 7 2006



# CASE NO: Z2006024

## Final Staff Recommendation - Zoning Commission

---

**Date:** February 07, 2006

**Council District:** 1

**Ferguson Map:** 551 A7

**Applicant Name:**

Ironwood Partners, Ltd.

**Owner Name:**

Ironwood Partners, Ltd.

**Zoning Request:** From "I-1" General Industrial District to "L" Light Industrial District.

**Property Location:** 0.396 acres out of Block 3A, NCB 11954

8330 US Highway 281 North

Between US Highway 281 North and Eastern Avenue approximately 175 feet south of Hallmark Drive

**Proposal:** Automobile sales and service (BMW Center)

**Neigh. Assoc.** None

**Neigh. Plan** None

### Traffic Impact Analysis:

A Traffic Impact Analysis is not required. The lot of approximate 0.396-acres is currently zoned "I-1". The current zoning on a lot of that size would have generated an extremely limited number of vehicle trips without being included with a larger development. The property is proposed to be zoned "L". Typical property zoned L should generate less hourly traffic, but greater daily traffic than "I-1". The property is proposed to be developed with surrounding property into new car auto sales and service. The proposed total new car sale with a building size of 16,000 square feet is projected to generate 533 daily vehicle trips. The surrounding road systems are capable of handling this traffic volume.

The TIA Division recommends support of re-zoning.

### Staff Recommendation:

#### Approval

The subject property is currently vacant and is surrounded by properties zoned for "I-1" General Industrial District. The subject property is approximately 0.396 acres and was purchased for the purpose of expanding the existing BMW Center. "L" Light Industrial District would be a down zoning from the existing "I-1" General Industrial District. The "L" Light Industrial District would be appropriate at this location and compatible with the existing uses.

**CASE MANAGER :** Pedro Vega 207-7980



PARKRIDGE

\_\_\_\_ Notices Mailed  
\_\_\_\_ In Opposition  
\_\_\_\_ In Favor

AIRPORT BOULEVARD

EASTERN AVENUE

HALLMARK DRIVE

US HWY 281 NORTH

US HWY 281 N ACCESS RD

CHULIE

CHULIE

VIDOR DRIVE

VIDOR DRIVE

REXFORD

REXFORD

# ZONING CASE: Z2006-024

City Council District No. 1  
Requested Zoning Change  
From "I-1" To "L"

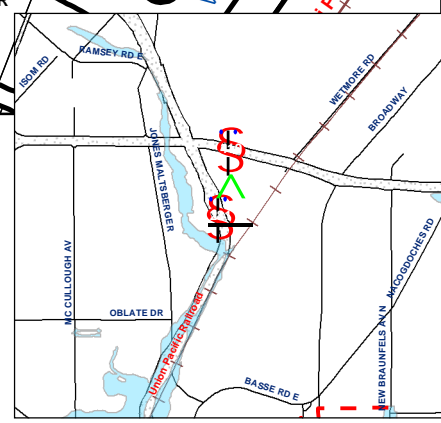
Date: February 7, 2006

Scale: 1" = 200'

Subject Property  
200' Notification



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# CASE NO: Z2006028

## Final Staff Recommendation - Zoning Commission

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**Date:** February 07, 2006

**Council District:** 10

**Ferguson Map:** 519 F4

**Applicant Name:**

Brown, P. C.

**Owner Name:**

Leinguer Ventures, LLC

**Zoning Request:** From "C-3" General Commercial District to "MF-33" Multi-Family District.

**Property Location:** 16.31 acres out of NCB 16588

17302 Nacogdoches Road

Northeast corner of Nacogdoches Road and Dolente Road

**Proposal:** Multi-family development

**Neigh. Assoc.** None

**Neigh. Plan** None

### Traffic Impact Analysis:

A Traffic Impact Analysis is not required, but a Level-1 TIA will be required at platting. The property is currently zoned C-3. The current zoning would have generated approximately 7,627 daily vehicle trips. The property is proposed to be zoned MF-33 and developed with no more than 528 rental units. The proposed MF-33 development is projected to generate 3,479 daily vehicle trips, a decrease of 4,188 vehicle trips per day. Access to the property is on Nacogdoches, a secondary arterial, 86-foot right-of-way. The owner should be aware that the eastern edge of the property is impacted by the future Stone Oak Parkway, which may require dedication/possible construction at platting.

### Staff Recommendation:

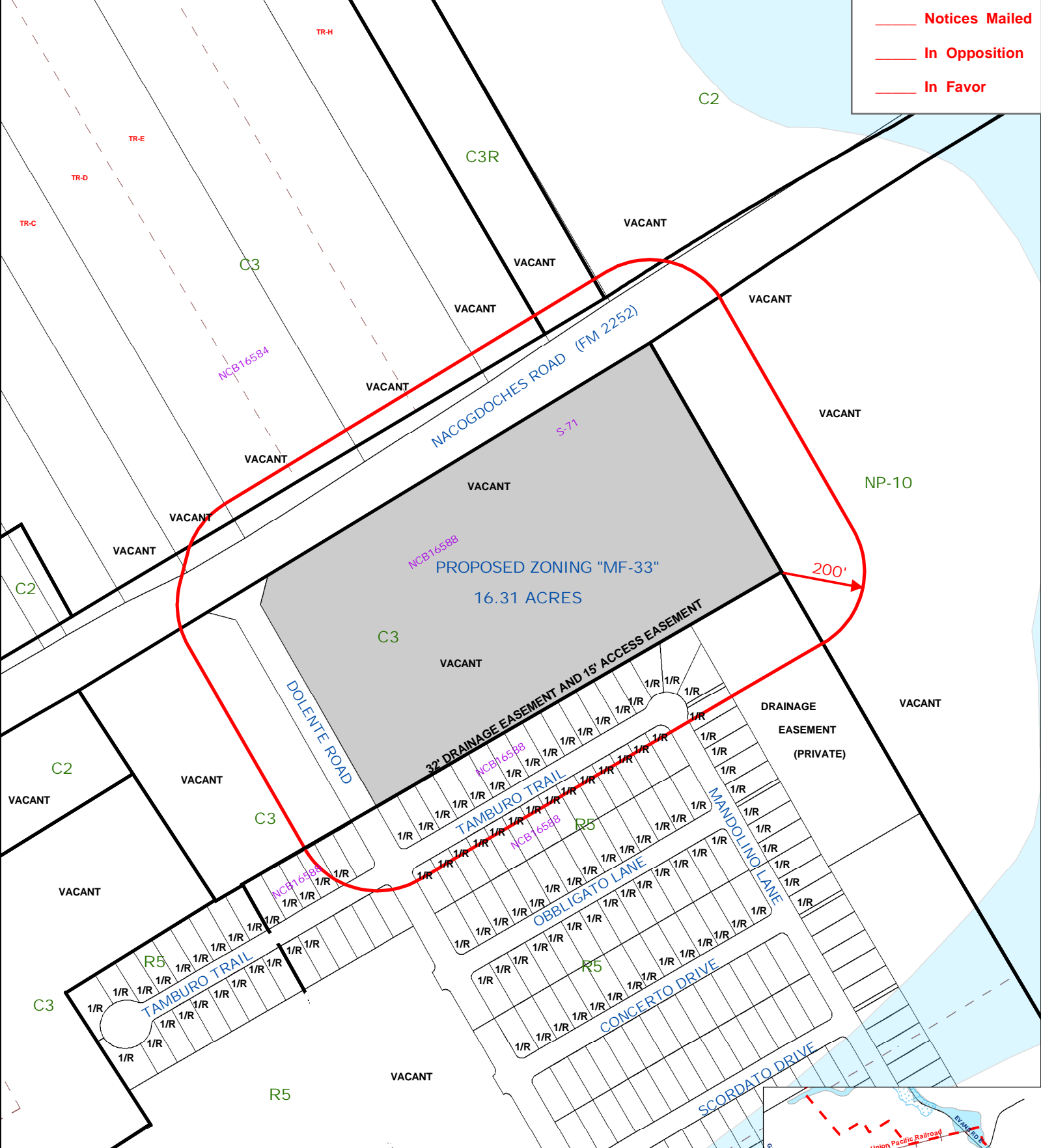
Approval

The subject property is currently undeveloped and located on Nacogdoches Road a major thoroughfare. The subject property is adjacent to "R-5" Residential Single-Family District to the southeast (single-family dwellings), "NP-10" Neighborhood Preservation District to the northeast and "C-3" General Commercial District across Dolente Road to the southwest (vacant). A 32 foot drainage easement and 15 foot access easement would serve as a buffer between the multi-family development and the single-family dwellings. The "MF-33" Multi-Family District is a down-zoning and would be appropriate at this location. The "MF-33" Multi-Family District would allow 538 multi-family dwellings.

**CASE MANAGER :** Pedro Vega 207-7980



— Notices Mailed  
— In Opposition  
— In Favor

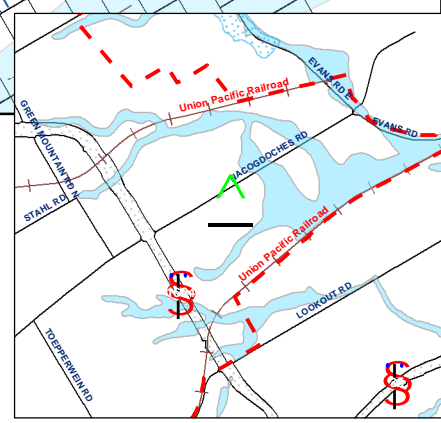


# ZONING CASE: **Z2006-028**

City Council District No. 10  
 Requested Zoning Change  
 From "C-3" To "MF-33"  
 Date: February 7, 2006  
 Scale: 1" = 300'

Subject Property  
○ 200' Notification

City of Baytown, Texas  
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# CASE NO: Z2006029

## Final Staff Recommendation - Zoning Commission

---

**Date:** February 07, 2006

**Council District:** 3

**Ferguson Map:** 651 A1

**Applicant Name:**

**Owner Name:**

City of San Antonio - Historic Preservation Office    Ray Velasquez c/o Jerry Valdez

**Zoning Request:** To designate "HS" Historic Significant

**Property Location:** Lots 6, Block 5, NCB 3212

3621 S. Presa

Property located at the northwest corner of the intersection of Wharton Street and S. Presa Street

**Proposal:** To designate "HS" Historic Significant

**Neigh. Assoc.** Riverside Neighborhood Association within 200 feet

**Neigh. Plan** South Central Neighborhood Plan

**Traffic Impact Analysis:**

A Traffic Impact Statement is not required

**Staff Recommendation:**

Consistent.

The designation of Historic Significance is consistent with the South Central San Antonio Neighborhood Plan.

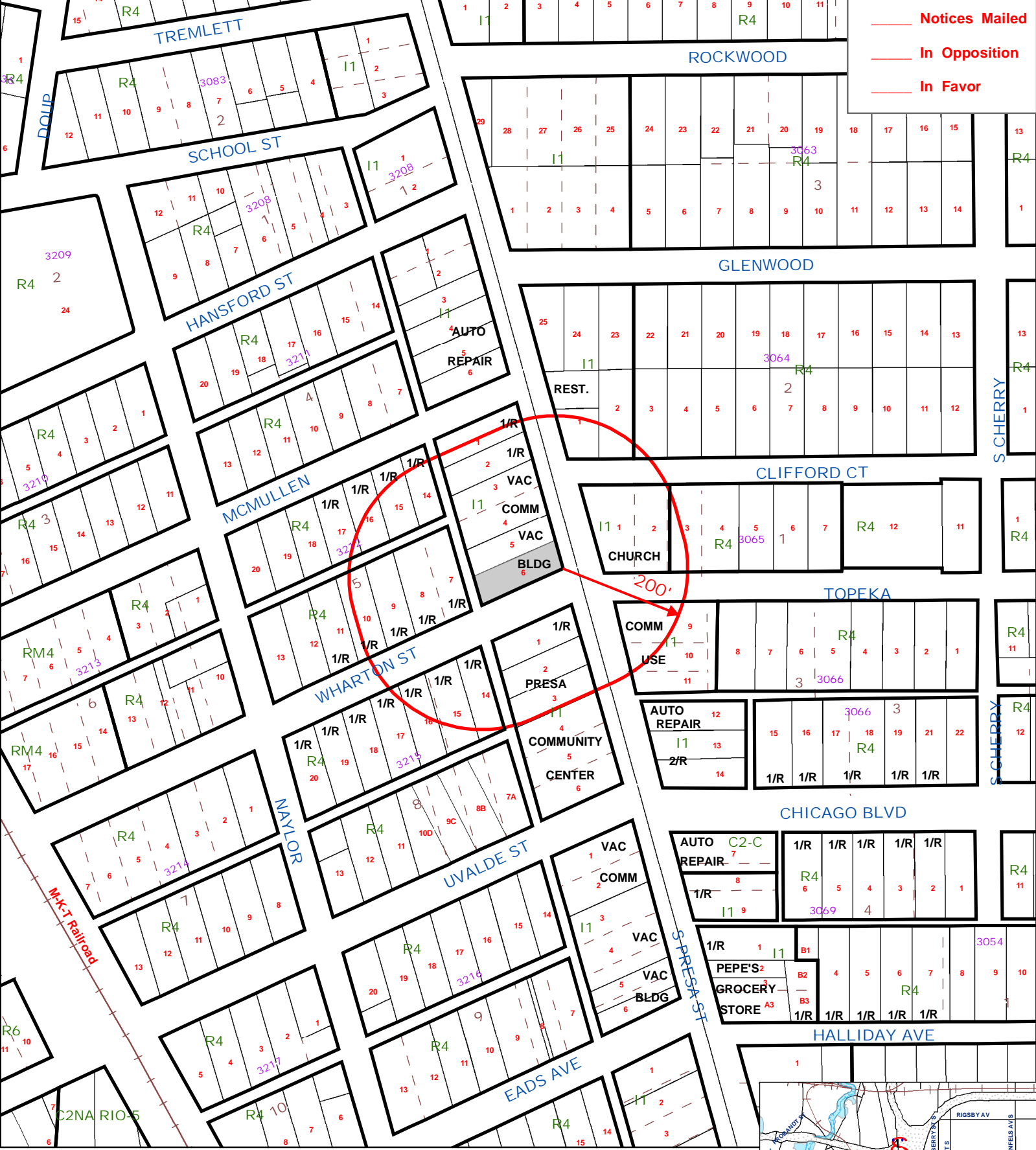
Approval.

HDRC approved finding of Historic Significance on October 5, 2006.

The property is a commercial building that was once the BlueBonnet grocery store as far back as 1927. The property owner is in favor of the designation. (The base zoning is currently I-1 Industrial District.)

**CASE MANAGER :** Trish Wallace 207-0215

— Notices Mailed  
— In Opposition  
— In Favor

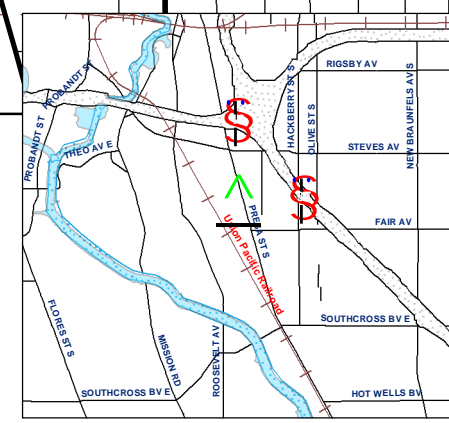


# **ZONING CASE: Z2006-029**

**City Council District No. 3**  
**Requested Zoning Change**  
**From "I-1" To "I-1 HS"**  
**Date: February 7, 2006**  
**Scale: 1" = 200'**

Subject Property  
○ 200' Notification

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# CASE NO: Z2006030

## Final Staff Recommendation - Zoning Commission

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**Date:** February 07, 2006

**Council District:** 1

**Ferguson Map:** 616 D7

**Applicant Name:**

**Owner Name:**

City of San Antonio - Historic Preservation Office    So Flo Plaza, Ltd.

**Zoning Request:** To designate "HS" Historic Significant

**Property Location:** The north 100 feet of the east 201 feet of Lot 2, NCB 63

1331 S. Flores Street

Property generally located west of, and adjacent to, S. Flores Street and south of S. Alamo Street

**Proposal:** To designate "HS" Historic Significant

**Neigh. Assoc.** Lone Star Neighborhood Association

**Neigh. Plan** South Central Neighborhood Plan

**Traffic Impact Analysis:**

A Traffic Impact Analysis is not required

**Staff Recommendation:**

Consistent

The plan state a desire to enhance the community's commercial corridors, including South Flores. Preserving and rehabilitating historic structures will enhance and improve the South Flores commercial corridor.

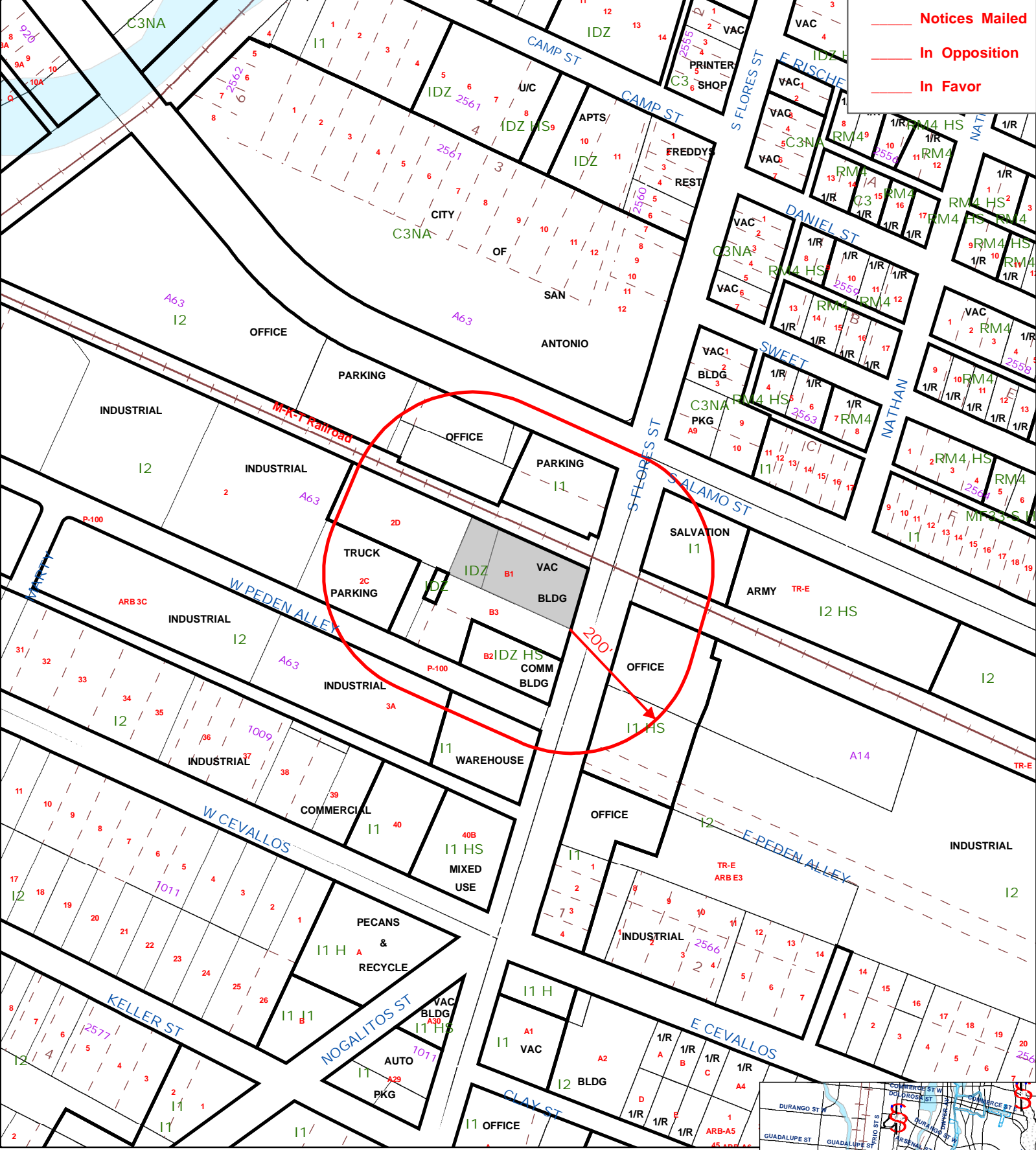
Approval

HDRC approved finding of Historic Significance on October 19, 2005

The building was constructed in 1946 and was originally used for a hardware wholesale supplier. The property owner is in favor of the historic designation. (The base zoning is IDZ Infill Development Zone District.)

**CASE MANAGER :** Trish Wallace 207-0215

— Notices Mailed  
— In Opposition  
— In Favor

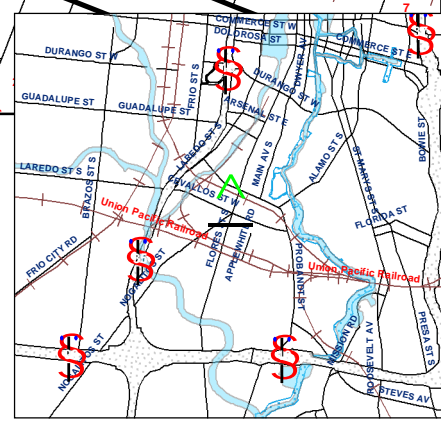


# **ZONING CASE: Z2006-030**

**City Council District No. 1**  
**Requested Zoning Change**  
**From "IDZ" To "IDZ HS"**  
**Date: February 7, 2006**  
**Scale: 1" = 200'**

Subject Property  
○ 200' Notification

C/Feb\_7\_2006



# CASE NO: Z2006031

## Final Staff Recommendation - Zoning Commission

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**Date:** February 07, 2006

**Council District:** 1

**Ferguson Map:** 616 F7

**Applicant Name:**

**Owner Name:**

City of San Antonio - Historic Preservation Office Martha Henry

**Zoning Request:** To designate "HS" Historic Significant

**Property Location:** Lots 7 and 8, Block 31, NCB 2992

1225 S. Presa

Located at the northwest corner of the intersection of Florida and S. Presa Street

**Proposal:** To designate "HS" Historic Significant

**Neigh. Assoc.** Lavaca Neighborhood Association

**Neigh. Plan** Lavaca Neighborhood Plan

**Traffic Impact Analysis:**

A Traffic Impact Analysis is not required

**Staff Recommendation:**

Consistent.

The addition of the Historic Significance designation does not alter the allowable uses within the current base zoning district or conflict with the existing Neighborhood Conservation District (NCD-1), therefore the change is consistent with the plan.

Approval.

HDRC approved finding of Historic Significance on October 19, 2005.

The property was originally built at the turn of the century for residential use. The owner is in favor of the historic designation. (The base zoning is C-2 NCD-1.)

**CASE MANAGER :** Trish Wallace 207-0215





# CASE NO: Z2006032

## Final Staff Recommendation - Zoning Commission

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**Date:** February 07, 2006

**Council District:** 8

**Ferguson Map:** 548 E5

**Applicant Name:**

**Owner Name:**

City of San Antonio - Historic Preservation Office    Integra Texas, L. L. C.

**Zoning Request:** To designate "HS" Historic Significant

**Property Location:** P-11B, NCB 15656

9480 Huebner Road

Property located at the east corner of the intersection of Huebner and Valley Green Roads

**Proposal:** To designate "HS" Historic Significant

**Neigh. Assoc.** None

**Neigh. Plan** None

**Traffic Impact Analysis:**

A Traffic Impact Statement is not required.

**Staff Recommendation:**

Approval.

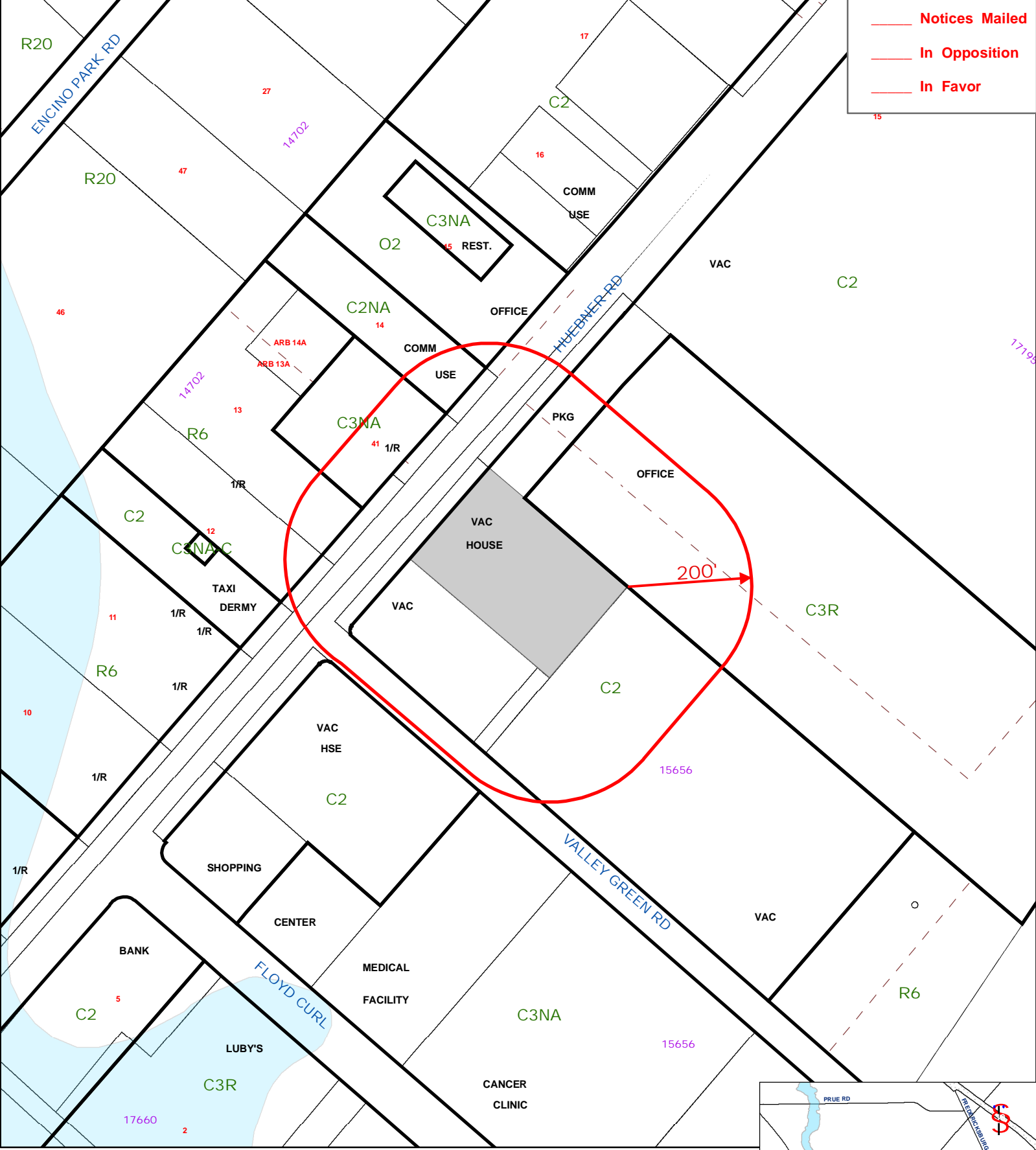
HDRC approved finding of Historic Significance on November 16, 2005.

The property is a stone building built prior to 1945. The property was used as a residence by Ernest Simon (of Simon Bakeries). Mr. Simon lived at the property until he passed away on January 31, 2003 at the age of 95. Currently, there is commercial office development in the vicinity. The property owner is not in favor of the historic designation. (The base zoning is C-2 Commercial District.)

**CASE MANAGER :** Trish Wallace 207-0215



\_\_\_\_ Notices Mailed  
\_\_\_\_ In Opposition  
\_\_\_\_ In Favor



# ZONING CASE: Z2006-032

City Council District No. 8  
Requested Zoning Change  
From "C-2 " To "C-2 HS"  
Date: February 7, 2006  
Scale: 1" = 200'

■ Subject Property  
○ 200' Notification

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C:\Feb\_7\_2006

